

Fill in this information to identify the case:

Debtor 1 Ray Nelson

Debtor 2 Myrtle Nelson
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Michigan

Case number 15-50626

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association as Trustee

Name of creditor: of the Cabana Series III TrustCourt claim no. (if known): 5

Last 4 digits of any number you use to
identify the debtor's account:

2 8 2 7**Date of payment change:**

Must be at least 21 days after date
of this notice

09/01/2020**New total payment:**\$ 1,086.42

Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**☐ No☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____Current escrow payment: \$ 621.60New escrow payment: \$ 588.83**Part 2: Mortgage Payment Adjustment****2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**☒ No☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**☒ No☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1

Ray Nelson

First Name Middle Name Last Name

Case number (if known) 15-50626**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Molly Slutsky Simons

Signature

Date 07/15/2020

Print:

Molly Slutsky Simons

First Name Middle Name Last Name

Title Attorney for Creditor

Company

Sottile & Barile, Attorneys at Law

Address

394 Wards Corner Road, Suite 180

Number Street

Loveland

City

OH

State

45140

ZIP Code

Contact phone

513-444-4100Email bankruptcy@sottileandbarile.com

Analysis Date: July 14, 2020

RAY V NELSON
MYRTLE D NELSON
20100 N GREENWAY ST
SOUTHFIELD MI 48076

Loan:

Property Address:
20100 NORTH GREENWAY
SOUTHFIELD, MI 48076

Annual Escrow Account Disclosure Statement Account History

This is a statement of actual activity in your escrow account from Feb 2020 to Aug 2020. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information		Current:	Effective Sep 01, 2020:
Principal & Interest Pmt:		497.59	497.59
Escrow Payment:		621.60	588.83
Other Funds Payment:		0.00	0.00
Assistance Payment (-):		0.00	0.00
Reserve Acct Payment:		0.00	0.00
Total Payment:		\$1,119.19	\$1,086.42

Escrow Balance Calculation		
Due Date:		Jul 01, 2020
Escrow Balance:		5,417.87
Anticipated Pmts to Escrow:		1,243.20
Anticipated Pmts from Escrow (-):		5,024.67
Anticipated Escrow Balance:		\$1,636.40

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	4,351.13	3,945.48
Feb 2020	621.60	621.60	418.47		* City/Town Tax	4,554.26	4,567.08
Mar 2020	621.60	621.60				5,175.86	5,188.68
Apr 2020	621.60	621.60				5,797.46	5,810.28
May 2020	621.60	621.60				6,419.06	6,431.88
Jun 2020	621.60	621.60				7,040.66	7,053.48
Jul 2020	621.60		2,016.00	1,635.61	* Homeowners Policy	5,646.26	5,417.87
Aug 2020	621.60		5,024.67		* City/Town Tax	1,243.19	5,417.87
					Anticipated Transactions	1,243.19	5,417.87
Jul 2020		621.60					6,039.47
Aug 2020		621.60		5,024.67	City/Town Tax		1,636.40
	\$4,351.20	\$4,351.20	\$7,459.14	\$6,660.28			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 7,459.14. Under Federal law, your lowest monthly balance should not have exceeded 1,243.19 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue. Your actual lowest monthly balance was greater than 1,243.19. The items with an asterisk on your Account History may explain this. If you want a further explanation, please call our toll-free number.

(The amount of surplus only exists if the loan is current, the analysis gives a projected overage as if all past due payments are made the month the analysis is processed).

Analysis Date: July 14, 2020

RAY V NELSON

Loan:

**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	1,636.40	1,177.63
Sep 2020	588.83			2,225.23	1,766.46
Oct 2020	588.83			2,814.06	2,355.29
Nov 2020	588.83			3,402.89	2,944.12
Dec 2020	588.83	405.65	City/Town Tax	3,586.07	3,127.30
Jan 2021	588.83			4,174.90	3,716.13
Feb 2021	588.83			4,763.73	4,304.96
Mar 2021	588.83			5,352.56	4,893.79
Apr 2021	588.83			5,941.39	5,482.62
May 2021	588.83			6,530.22	6,071.45
Jun 2021	588.83			7,119.05	6,660.28
Jul 2021	588.83	1,635.61	Homeowners Policy	6,072.27	5,613.50
Aug 2021	588.83	5,024.67	City/Town Tax	1,636.43	1,177.66
	<u>\$7,065.96</u>	<u>\$7,065.93</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 1,177.66. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 1,177.66 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 1,636.40. Your starting balance (escrow balance required) according to this analysis should be \$1,177.63. This means you have a surplus of 458.77. **(The amount of surplus only exists if the loan is current, the analysis gives a projected overage as if all past due payments are made the month the analysis is processed).**

This surplus must be returned to you unless it is less than \$50.00, in which case we have the additional option of keeping it and lowering your monthly payments accordingly. We are sending you a check for the surplus.

We anticipate the total of your coming year bills to be 7,065.93. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation

Unadjusted Escrow Payment	588.83
Surplus Amount:	0.00
Shortage Amount:	0.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$588.83</u>

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
DETROIT DIVISION**

In Re:

Case No. 15-50626-mlo

Ray Nelson
Myrtle Nelson

Chapter 13

Debtors.

Judge Maria L. Oxholm

PROOF OF SERVICE

The undersigned does hereby certify that a copy of the Notice of Mortgage Payment Change has been duly electronically serviced, noticed or mailed via U.S. First Class Mail, postage prepaid on July 15, 2020 to the following:

Ray Nelson, Debtor
20100 N. Greenway
Southfield, MI 48076

Myrtle Nelson, Debtor
20100 N. Greenway
Southfield, MI 48076

Shaunay Tiesha Steel, Debtors' Counsel
ssteellaw@gmail.com

Tammy L. Terry, Trustee
mieb_ecfadmin@det13.net

United States Trustee's Office
(registeredaddress)@usdoj.gov

Respectfully Submitted,

/s/ Molly Slutsky Simons

Molly Slutsky Simons (OH 0083702)
Sottile & Barile, Attorneys at Law
394 Wards Corner Road, Suite 180
Loveland, OH 45140
Phone: 513.444.4100
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Attorney for Creditor